

# Bates Street Senior Housing

Lewiston, Maine



**Developer** Community Concepts, Inc.

**Total Units** 36

**Description** The Bates Street Senior Housing project is a 30,000 square-foot, three-story building on one acre of property in the heart of the Lewistown, Maine, inner city. It includes 30 units of low-income housing and a 1,300 square-foot Adult Day Care Center. Bordering on two main roads, the project has onsite access to public water/sewer, power, gas and city bus lines.



The site is owned by the city and is in a federally designated Enterprise Zone. The developer, Community Concepts, Inc., will divide the site into two lots. In the lot next door to the project, the developer will build a Family Service Center that will house offices for family programs, housing, real estate development, a homeownership center, transportation, administration and human resources. Bates Street Senior Housing and the Family Service Center will comply with Green Communities standards and offer environmentally friendly features.

**A Green Advantage** The project incorporates green building innovations and materials such as:

- Low VOC primers, paints, sealants and adhesives throughout
- Energy Star bath exhaust fans with timer controls and ducted to the building's exterior
- All floor, wall and joint penetrations sealed with low VOC caulking
- Cooling uses natural ventilation -- no air conditioning was installed
- All roofs designed with an overhang to direct water away from windows
- All cold water pipes are insulated
- All concrete slabs include insulating and water vapor barriers beneath them as well as radon mitigation systems
- Building owner has Operations and Maintenance Manuals and instructions that include all the green building and landscaping features integrated into the project
- Energy-efficient lighting

**Rent** All of the units will be rented to people earning between 31 percent and 50 percent of the Area Median Income.

**Amenities** Bates Street Senior Housing provides a wide range of services for low-income residents offered through Community Concepts, Inc. The property is also located near churches that offer various programs and the Hudson Bus Lines, which provides transportation to grocery stores, malls, movie theaters, restaurants and other locations in the area. The Lewiston City Park is located across from the building and provides over an acre of green space and walkways for the residents.

- Social Services** The project includes a 1,300 square-foot Adult Day Care Center. Free Door-to-door transportation to medical appointments is offered to qualified residents. A Multi-Purpose Center -- located just one block from the Bates complex -- sponsors the Lewiston Senior Citizens Group and offers activities, out of town bus trips and senior meals at the center.
- Developers** Community Concepts, Inc., is a leading provider of social service programs in Maine. It provides a wide range of programs to help people access opportunities and achieve self sufficiency.
- Architects** Phil Hesketh, R.A.  
Project Architect at Salmon Falls Architecture, Biddeford, Maine



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Through innovative new initiatives, Enterprise is providing the vision, the energy, and the resources to effect measurable change in the lives of low-income Americans. Green Communities™ is one such example of Enterprise's work. Enterprise and the Natural Resources Defense Council have joined together to transform the way communities think about, design, and build affordable housing. Green Communities will provide \$555 million of financing, equity, and grants to developers to build more than 8,500 rental and for-sale homes that promote health, conserve energy and natural resources, and enhance access to jobs, schools, and services.

For more information, please visit [www.greencommunitiesonline.org](http://www.greencommunitiesonline.org).